

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 17, 1968

Appeal No. 9553 Lyle W. and Helen C. Mills, appellants.

The Zoning Administrator of the District of Columbia, appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on May 21, 1968.

ORDERED:

That the appeal for a variance from the use provisions of the R-3 District to permit continuation of a two-family flat at 2118 37th Street, N.W., lot 751, Square 1301, be denied.

FINDINGS OF FACT:

1. The subject property is located in an R-3 District.
2. The property is a semi-detached dwelling fronting on 37th Street at the intersection of 37th Street and Manor Place with three outside entrances; one on 37th Street, another on Manor Place, and the third at the rear.
3. The property consists of 10 rooms and 4 baths with 1 apartment on the first floor, 1 on the second floor, and 2 apartments in the basement.
4. Appellants purchased the subject property in 1950 at which time they enclosed the garage for a recreation room, added an additional entrance door on the ground level and placed an additional bath in the basement.
5. It is alleged that this house was built in 1926 and converted into two apartments in 1934. A letter which is on file from the Washington Gas Light Company indicates that a gas meter was installed to supply gas to the second floor of the house on April 3, 1934.
6. The apartments are presently occupied by Georgetown University Students.
7. Opposition to the granting of this appeal was registered at the public hearing.

OPINION:


We are of the opinion that the appellant has failed to establish any hardship with regard to any exceptional condition of his property within the meaning of the variance clause of the Zoning Regulations. Therefore, the request for a variance must be denied.

Further, we hold that to permit the continued use of these premises as a two-family flat would affect adversely the present character and future development of the neighborhood and would substantially impair the intent, purpose and integrity of the Zoning Regulations.

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By:



CHARLES E. MORGAN
Secretary of the Board